

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of December 18, 2018

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input checked="" type="checkbox"/> Amanda Yoder, Business Assn.
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input type="checkbox"/> Andrew Moroz, LUPZC	<input type="checkbox"/> Streetscape Committee
<input type="checkbox"/> Brad Flamm, LUPZC	<input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input type="checkbox"/> Laura Lucas, CHCA President

Others Attending

Noelle DeSantis, Ella Vanilla business owner
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:37pm

7709 Germantown Avenue Ella Vanilla

•Presentation: Business owner Noelle DeSantis presented her proposal. She has an agreement of sale for the property. She presented photos of the property as it is now and plans for her project. Currently, the building is fully retail. N DeSantis plans to have commercial space on the first floor and a one bedroom apartment on the second for personal occupancy. It was noted that the plans that are general will need further development, especially regarding the handicap bathroom. Joyce Lenhardt noted that the Board has authorized the DRC to recommend action to the ZBA. The tenant has a lease until June. N DeSantis plans to begin renovation in the summer and move in the fall. If the tenant wants to end the lease early, construction will happen earlier. The ZBA hearing is tomorrow (December 19) and closing is scheduled about January 8.

•Committee Action: It was moved that the committee support the proposal as presented to the LUPZC with the understanding that the preliminary drawing shown will be further developed. The motion was seconded. There was a question about the need for sprinklers. It was not known if sprinklers would be required. If they are, the issue will need to be addresses. The motion was unanimously approved. Celeste Hardester noted that she had a parking update for this block. Parking was a question for the enlargement of the Night Kitchen earlier in the year. Streets will create 2 additional spaces on the block and will install new signage. Streets will meet with the neighbors and discuss parking, including 2 hour parking from 10-4.

Committee Business

•Minutes: J Lenhardt noted a correction; she was not at the meeting in November. It was moved that the minutes be accepted as presented with the noted correction. The motion was seconded and approved.

•2 East Chestnut Hill Ave: There was a meeting with Glenn Falso, the developer. The Conservancy has made a list of problems with the old building and the new. A resolution of the problems has not been made.

- Provisos for ZBA: Approvals for projects often include provisos that may or may not be made a part of the approval. There needs to be a method for enforcing the provisos.
- LUPZC Guidelines Status: The status of the updates was briefly discussed. Chairs, schedules of meetings quorum and attendance are parts of the updates. The guidelines for the DRC were also discussed. There are two versions that do not agree. Problems are the numbers for a quorum, attendance for all member groups, and how streetscape should work now.
- Adjournment: The meeting was adjourned at 9:00pm.